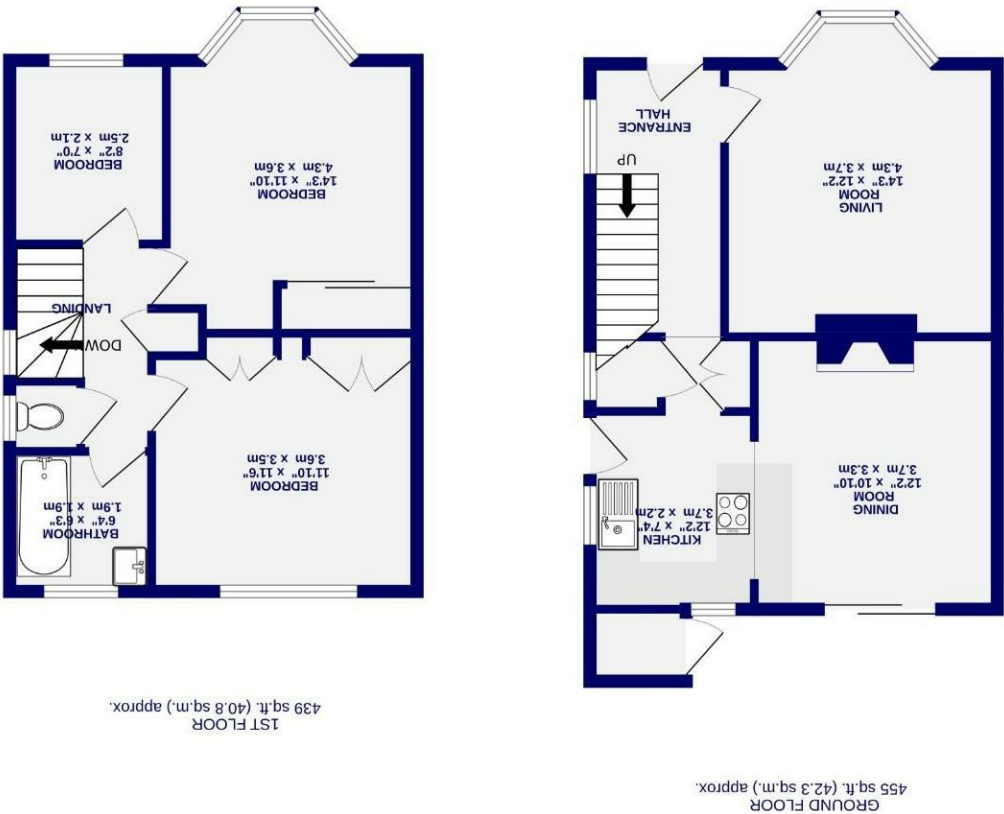


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

- EPC D
 - Perfect Family Home
 - Driveway Parking
 - Open Plan Kitchen Diner
 - Popular Residential Setting
 - South Facing Rear Garden
 - Three Bedrooms
 - Semi Detached House
- Freehold
Council Tax Band - C

Broadway West , York YO10 4JN



Broadway West
, York
YO10 4JN

£475,000

 3  1

Located in the ever-popular area of Fulford, this attractive three-bedroom semi-detached home enjoys an enviable position within easy reach of York City Centre, with the picturesque riverside walks providing a pleasant route towards both the city and York railway station. The property is also well placed for access to highly regarded local schools, making it an ideal choice for families.

Set on a generous and notably private plot, the property is well presented throughout and offers bright, versatile accommodation, together with a particularly appealing south-facing rear garden.

Upon entering, the welcoming hallway provides access to the principal living room, which features a large bay window allowing an abundance of natural light into the room. To the rear, the kitchen and dining areas have been opened up to create a superb open-plan space, providing a natural hub for everyday living and entertaining. The modern kitchen is fitted with a good range of base units, while the adjoining dining area offers ample space for a range of furniture.

To the first floor are three well-proportioned bedrooms, with both double bedrooms benefiting from built-in storage. The accommodation is completed by a modern family bathroom and a separate WC.

Externally, the property benefits from a generous south-facing rear garden, which is enclosed by a combination of fencing and mature hedging, creating an excellent degree of privacy. The garden is thoughtfully arranged with established planted borders, a paved seating area and a useful summer house/studio with mains supply, providing an additional space that could suit a variety of uses.

Driveway parking is available to the front/side of the property, with further permit on-street parking available.

